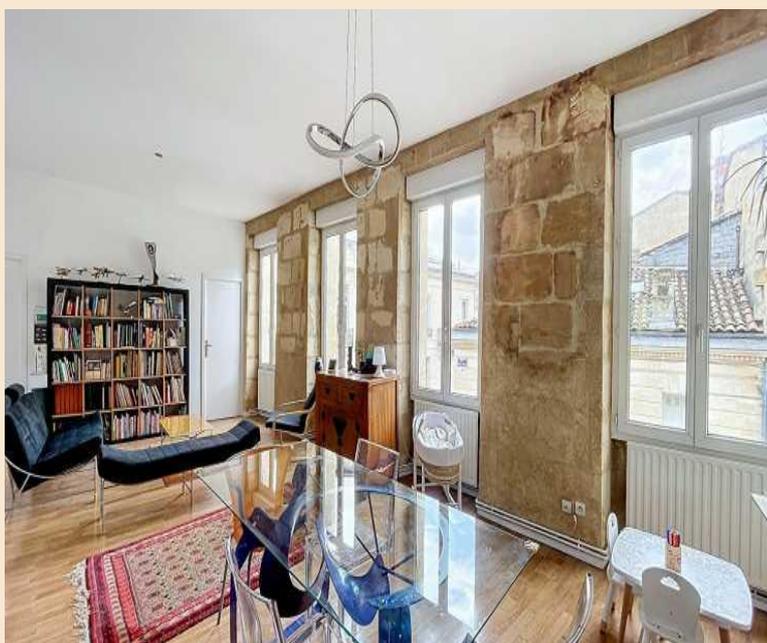


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Apartment like a house with terrace in Saint Seurin

Gironde , Nouvelle Aquitaine



€472,500

inc. of agency fees

3 Beds

95 sqm

Located in the heart of Bordeaux, near Saint Seurin Park, this 95 square meter apartment benefits from exceptional light and offers a warm atmosphere. From the main entrance, there is a private entrance...

At a Glance

Reference MFH-EAB1741EABX

Near to Bordeaux

Price €472,500

Bed 3

Pool No

Hab.Space 95 sqm

Land Tax N/A

Property Description

Located in the heart of Bordeaux, near Saint Seurin Park, this 95 square meter apartment benefits from exceptional light and offers a warm atmosphere.

From the main entrance, there is a private entrance hall, with space to store bicycles. A stone staircase leads

to the first floor living spaces. The living and dining room, with stone walls, is spacious and bright and south facing. Adjacent to these spaces, there is an equipped kitchen, as well as a charming 7 square meter terrace, not overlooked, offering a view of the neighboring gardens. On the other side of this floor, there is a bathroom with toilet and two bedrooms. A second floor, accessible by the main staircase, leads to a third bedroom or office space, offering a pleasant view of the gardens. An additional water point and toilets complete this space. The attic, also accessible, offers the possibility of being converted into additional living space.

A few contemporary refreshments could enhance this apartment full of potential, ideally located. In addition, a parking space is available for rent.

ENERGY CLASS: E/ CLIMATE CLASS: D. Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2021: between 1,890 and 2,630 euros.

/

Condominiums of 2 units (No proceedings in progress).

Summary

Property type:	House
Bedrooms:	3
Price	€472,500

Key Information

Year Built:	1900
Internal Area:	95 sqm

Location: Nouvelle Aquitaine



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As Featured in

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C. BAUER – Sunday Times

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